

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Julia Brand, Presiding  
Courtroom 1375 Calendar**

**Thursday, November 4, 2021**

**Hearing Room 1375**

10:00 AM  
**2:07-000000**

**Chapter 0**

**#0.00** **Effective Wednesday, July 28, 2021**, Judge Julia W. Brand will be suspending in person hearings until further notice due to the recent surge in coronavirus cases. Please check back for any additional updates to the PROCEEDINGS BEFORE JUDGE JULIA W. BRAND DURING COVID-19 PANDEMIC Updated July 27, 2021.

**All hearings on this calendar will be conducted remotely, using ZoomGov video and audio**, which permits remote participation by video or by telephone. Hearing participants and members of the public may view and listen to hearings before Judge Brand using ZoomGov free of charge. Video and audio connection information for each hearing will be provided on Judge Brand's publicly posted hearing calendar, which can be viewed online at: <http://ecf-ciao.cacb.uscourts.gov/CiaoPosted> and going to "Select Judge" Julia W. Brand to see the Court's Tentative Rulings Viewing Calendar.

Individuals may appear by ZoomGov **video and audio using a personal computer** (equipped with camera, microphone and speaker), **or a handheld mobile device** (such as an iPhone). Individuals may participate by ZoomGov **audio only using a telephone** (standard telephone charges may apply). Neither a Zoom nor a ZoomGov account are necessary to participate and no pre-registration is required.

**All appearances will be via Zoom and not via Court Call. All parties participating in these hearings should use the information below to connect. This service is free of charge. You may participate using a computer or telephone. Please connect 15 minutes prior to the hearing to allow for check-in.**

**Join By Computer**

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
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10:00 AM

**CONT...**

**Chapter 0**

Meeting URL: <https://cacb.zoomgov.com/j/1614187089>

Meeting ID: 161 418 7089

Password: 453758

**Join By Telephone**

Dial: +1 669 254 5252 or +1 669 216 1590 or +1 551 285 1373 or  
+1 646 828 7666 or 833 568 8864 (Toll Free)

Meeting ID: 161 418 7089

Password: 453758

Docket 0

**Tentative Ruling:**

- NONE LISTED -

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
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**Thursday, November 4, 2021**

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10:00 AM

**2:21-17445 Park Place Master Tenant, LLC**

**Chapter 11**

**#1.00** U.S. Trustee Motion to dismiss or convert  
under 11 U.S.C. Section 1112(b)

Docket 13

**Tentative Ruling:**

None.

<b>Party Information</b>
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**Debtor(s):**

Park Place Master Tenant, LLC

Represented By  
Jeffrey B Smith

**Movant(s):**

United States Trustee (LA)

Represented By  
Dare Law

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Julia Brand, Presiding  
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**Thursday, November 4, 2021**

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10:00 AM

**2:21-15466 Robert Gabriel**

**Chapter 11**

**#2.00 Motion to Use Cash Collateral**

fr 8-5-21; 9-30-21

Docket 10

**Tentative Ruling:**

None.

<b>Party Information</b>
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**Debtor(s):**

Robert Gabriel

Represented By  
Onyinye N Anyama

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Julia Brand, Presiding  
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**Thursday, November 4, 2021**

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10:00 AM

**2:21-15466 Robert Gabriel**

**Chapter 11**

**#3.00** Motion for order determining value  
of collateral [11 U.S.C. § 506(a),  
FRBP 3012]

**Stipulation by and between Debtor & US Small Business re  
Motion for value of collateral filed 9/28/21**

fr 10-7-21

Docket 34

**Tentative Ruling:**

None.

<b>Party Information</b>
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**Debtor(s):**

Robert Gabriel

Represented By  
Onyinye N Anyama

**Movant(s):**

Robert Gabriel

Represented By  
Onyinye N Anyama

**United States Bankruptcy Court  
Central District of California  
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**Thursday, November 4, 2021**

**Hearing Room 1375**

10:00 AM

**2:20-19125 Eric Vargas and Mindy Li**

**Chapter 11**

**#4.00** Individual Debtor's First Amended Disclosure  
Statement in Support of Plan of Reorganization

fr. 8-12-21

Docket 63

**Tentative Ruling:**

None.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Eric Vargas

Represented By  
Mark T Young

**Joint Debtor(s):**

Mindy Li

Represented By  
Mark T Young

**Movant(s):**

Eric Vargas

Represented By  
Mark T Young

Mindy Li

Represented By  
Mark T Young  
Mark T Young  
Mark T Young

**United States Bankruptcy Court  
Central District of California  
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Courtroom 1375 Calendar**

**Thursday, November 4, 2021**

**Hearing Room 1375**

10:00 AM

**2:20-19125 Eric Vargas and Mindy Li**

**Chapter 11**

**#5.00** Scheduling and Case Management Conference  
in a Chapter 11 Case

fr. 2-11-21; 5-13-21; 7-15-21, 8-12-21

Docket 38

**Tentative Ruling:**

None.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Eric Vargas

Represented By  
Mark T Young

**Joint Debtor(s):**

Mindy Li

Represented By  
Mark T Young

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
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**Thursday, November 4, 2021**

**Hearing Room 1375**

10:00 AM

**2:21-10086 Presidio Development, LLC**

**Chapter 11**

**#6.00** Motion to Continue Deadline for Debtor to File  
Its Disclosure Statement Describing Chapter 11  
Plan of Reorganization and Chapter 11 Plan of  
Reorganization

fr 9-30-21

Docket 75

**Tentative Ruling:**

None.

<b>Party Information</b>
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**Debtor(s):**

Presidio Development, LLC

Represented By  
Matthew D. Resnik  
Roksana D. Moradi-Brovia



**United States Bankruptcy Court  
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**Thursday, November 4, 2021**

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10:00 AM

**2:21-10086 Presidio Development, LLC**

**Chapter 11**

**#7.00 Order to Show Cause Re Dismissal or Conversion**

Docket 86

**Tentative Ruling:**

None.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Presidio Development, LLC

Represented By  
Matthew D. Resnik  
Roksana D. Moradi-Brovia

**United States Bankruptcy Court  
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**Thursday, November 4, 2021**

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10:00 AM

**2:21-10086 Presidio Development, LLC**

**Chapter 11**

**#7.10** Scheduling and Case Management Conference  
in a Chapter 11 Case

fr 3-11-21; 3-25-21, 8-12-21; 10-21-21

Docket 20

**Tentative Ruling:**

None.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Presidio Development, LLC

Represented By  
Michael Jay Berger

**United States Bankruptcy Court  
Central District of California  
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Judge Julia Brand, Presiding  
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**Thursday, November 4, 2021**

**Hearing Room 1375**

10:00 AM

**2:20-19043 AVIC International USA, Inc.**

**Chapter 11**

**#8.00** Debtor's Motion for Entry of an Order Pursuant to  
§ 365(d)(4)(B)(ii) of the Bankruptcy Code Further  
Extending the Time to Assume or Reject an Unexpired  
Lease of Nonresidential Real Property

Docket 85

**Tentative Ruling:**

No opposition having been filed, and good cause appearing, the motion is GRANTED. The Court orders that Debtor shall have until January 2, 2022 to assume or reject its lease with PRBC6AB Limited Partnership.

**Appearances waived.**

Debtor's counsel is to lodge an appropriate order.

<b>Party Information</b>
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**Debtor(s):**

AVIC International USA, Inc.

Represented By  
John A Moe II

**Movant(s):**

AVIC International USA, Inc.

Represented By  
John A Moe II  
John A Moe II

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Julia Brand, Presiding  
Courtroom 1375 Calendar**

**Thursday, November 4, 2021**

**Hearing Room 1375**

10:00 AM

**2:20-19043 AVIC International USA, Inc.**

**Chapter 11**

**#9.00** Motion To Convert Chapter 11 Case To  
One Under Chapter 7 Pursuant To  
11 U.S.C. § 1112(B)

Docket 72

**Tentative Ruling:**

None.

<b>Party Information</b>
--------------------------

**Debtor(s):**

AVIC International USA, Inc.

Represented By  
John A Moe II

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Julia Brand, Presiding  
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**Thursday, November 4, 2021**

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10:00 AM

**2:20-19043 AVIC International USA, Inc.**

**Chapter 11**

**#10.00** Scheduling and Case Management Conference  
in a Chapter 11 Case

fr 12-10-20; 3-25-21; 5-13-21; 7-15-21, 8-12-21; 9-2-21

Docket 12

**Tentative Ruling:**

None.

<b>Party Information</b>
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**Debtor(s):**

AVIC International USA, Inc.

Represented By  
John A Moe II

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Julia Brand, Presiding  
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**Thursday, November 4, 2021**

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10:00 AM

**2:09-37943 Maria Elizabeth Montero**

**Chapter 11**

**#11.00** Motion to Avoid Lien Judicial Lien with Robert S.  
Cooper dba Law Offices of Robert S. Cooper

fr 7-29-21

Docket 300

**\*\*\* VACATED \*\*\* REASON: O/E CONTINUING MATTER TO 12-16-  
2021@10:00AM**

**Tentative Ruling:**

<b>Party Information</b>
--------------------------

**Debtor(s):**

Maria Elizabeth Montero

Represented By  
Yelena Gurevich  
Alan W Forsley

**United States Bankruptcy Court  
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Los Angeles  
Judge Julia Brand, Presiding  
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**Thursday, November 4, 2021**

**Hearing Room 1375**

10:00 AM

**2:09-37943 Maria Elizabeth Montero**

**Chapter 11**

**#12.00** Motion to Avoid Lien Judicial Lien with Leonard,  
Dicker & Schreiber LLP

Docket 315

**\*\*\* VACATED \*\*\* REASON: O/E CONTINUING MATTER TO 12-16-  
2021@10:00AM**

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Maria Elizabeth Montero

Represented By  
Yelena Gurevich  
Alan W Forsley

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
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**Thursday, November 4, 2021**

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10:00 AM

**2:09-37943 Maria Elizabeth Montero**

**Chapter 11**

**#13.00** Motion for Entry of Debtor's Discharge and  
for a Determination that Creditors Cannot  
Enforce Their Judgments Against Debtor's  
or Her Husband's Community Property

fr 6-10-21; 6-29-21; 7-29-21

Docket 285

**\*\*\* VACATED \*\*\* REASON: O/S 10-8-21 CONTINUED TO 12-16-  
21@10:00AM**

**Tentative Ruling:**

None.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Maria Elizabeth Montero

Represented By  
Yelena Gurevich  
Alan W Forsley



**United States Bankruptcy Court  
Central District of California  
Los Angeles  
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10:00 AM

**2:21-15239 Pacific Panorama LLC**

**Chapter 11**

**#14.00** Motion to Dismiss Case Under 11 U.S.C.  
1112(b)

fr 10-7-21; 10-21-21

Docket 32

**Tentative Ruling:**

None.

<b>Party Information</b>
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**Debtor(s):**

Pacific Panorama LLC

Represented By  
M. Jonathan Hayes

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Julia Brand, Presiding  
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10:00 AM

**2:21-15239 Pacific Panorama LLC**

**Chapter 11**

**#15.00** Motion for relief from stay [RP]

AMALGAMATED BANK  
VS  
DEBTOR

fr 10-5-21; 10-19-21; 10-21-21

Docket 38

**Tentative Ruling:**

None.

<b>Party Information</b>
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**Debtor(s):**

Pacific Panorama LLC

Represented By  
M. Jonathan Hayes

**Movant(s):**

Amalgamated Bank

Represented By  
Zi Chao Lin